

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22183

Property Information

property address: 705 N HOUSTON  
legal description: CITY OF BRYAN, BLOCK 45, LOT 4, 5  
owner name/address: BETHUNE WOMAN'S CLUB  
PO BOX 5265  
BRYAN, TX 77805-5265  
full business name: North Bryan Community Center  
land use category: Public / Semi-Public type of business: Comm. Center  
current zoning: C3 occupancy status: Occ  
lot area (square feet): 11500 frontage along Texas Avenue (feet):  
lot depth (feet): 100 sq. footage of building: 2637  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards  
115 ft.

Improvements

# of buildings: 1 building height (feet): 18 # of stories: 1  
type of buildings (specify): Brick  
building/site condition: 4  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_  
fr=36 / st side=44 / prop side=10 / rear=70  
approximate construction date: 1990 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no n/a  
other improvements: ☒ yes ☐ no (specify) wood fencing, barbed wire fencing  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 11  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 18 sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition: fair  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☒ yes ☐ no (specify) *Metal Shed, Concrete Blocks*  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no *N/A*

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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